



Anlaby Avenue, Hull, HU4 7SD
£145,000


Philip
Bannister
Estate & Letting Agents

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A delightful cottage bursting with beautiful features making this property truly stand out from the crowd. With larger than expected accommodation, presented to a very high standard, fantastic external space with a wonderfully landscaped rear garden. Must be viewed to be fully appreciated.

Key Features

- Beautifully Presented Cottage
- Flexible Living Accommodation
- Landscaped Rear Garden
- 2 Double Bedrooms
- Hidden Gem
- Fabulous Kitchen
- Modern Bathroom
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ANLABY COMMON

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

LIVING ROOM

13 x 15 max (3.96m x 4.57m max)

A delightful living area presented to the highest of standard with a feature fireplace housing a cast iron fire, dark wood flooring and a window to the front elevation.

DINING AREA

15 x 7'10 (4.57m x 2.39m)

Open to the living area this versatile space is currently utilised as a dining area with a window to the side elevation and open shelving unit.

KITCHEN

15 max x 14'4 (4.57m max x 4.37m)

A two tone shaker style kitchen with a variety of wall and base units, splash back tiling and laminated work surfaces. Further benefitting from a range cooker, tiled flooring, composite sink unit, plumbing for an Automatic Washing Machine, space for a Fridge Freezer, window to the side and French doors to the rear.

BATHROOM

7'6 x 6'10 (2.29m x 2.08m)

A modern bathroom with a three piece suite comprising of a tiled bath with overhead shower, low flush WC and a vanity wash hand basin. Further benefitting from tiled flooring, a heated towel rail, recessed spotlights and a window to the rear elevation.

FIRST FLOOR;

BEDROOM 1

15 x 11'5 (4.57m x 3.48m)

A bedroom of double proportions with window to the rear elevation.

BEDROOM 2

15 x 8'10 (4.57m x 2.69m)

A bedroom of double proportions with window to the front elevation.

EXTERNAL;

FRONT

With picket fence and turfed lawn.

REAR

A lovely low maintenance landscaped rear garden with porcelain paved patio area, artificially turfed lawn, block paved patio area, timber fencing and external power supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band .

(East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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